ABN·AMRO

buying your first home

What is involved?

"We had already started looking for a home. It was then that we realised how many things we had to handle. There's quite a lot involved in buying a new home, especially when it's your first. We wanted to be clear about the financial implications in advance, so that we knew how much we could borrow and how high we could bid. It was very useful to work with a step-by-step plan, because it meant we wouldn't forget anything during our search. We've now found our home and it's just what we wanted. The next step is to arrange the mortgage... and figure out the best place for our new sofa."

What is involved

Sort out a few things first; then start looking.

looking for a home

From renting to buying

A number of things are involved when you buy a home. Quite a lot will change, especially if you are currently renting. For one thing, your expenses will be different for an owner-occupied home:

- You will need homeowner's insurance.
- You will have to pay property tax.
- Water boards charge different rates for homeowners.
- You will have to cover maintenance costs for the home.

Renting

Are you currently renting? Then you may be receiving rent allowance. And if you want to move, all you have to do is give notice. If house prices fall, you are not affected. Although of course the landlord may raise your rent each year.

Buying

A property can go up or down in value. If the value of your home increases, you as the owner will benefit financially as you build up home equity. However, you may also find that, when you want to sell your home, its value is lower than when you bought it. Buying therefore involves risk: you may lose out financially. Many people borrow the money they need to buy their home.
A home loan is called a mortgage. A mortgage can have tax benefits. There are various types of mortgage to choose from.

Many things to decide

Finding a suitable home is quite a task. What kind of home do you want? Where do you want to live? How many rooms do you need? Are you happy to renovate, or should the home be move-in ready? Do you want a garden or a balcony? We can't make these choices for you, but we can help you make the right financial decisions.

Step-by-step plan for your home search

Step 1: your wishes

Looking for a home starts with working out what you want. Everyone has a different wish list. Here are some pointers to help you on your way:

- Newbuild or existing property?
- A home ready to move in or requiring renovation / conversion?
- An apartment, a terraced house, a semi-detached house or a detached house?
- How many rooms?
- Where? In the city centre or the suburbs?
- Garden?
- Garage and/or study?
- Future plans? Are you moving in with your partner? Planning to have children?

Step 2: your options

Once you find that home of your dreams, there will be a price tag. Can you afford this home? How much will you be able to

Do you want to know how much you can borrow? Contact us to calculate your borrowing capacity. Please call 0900 – 00 24 (€ 0.10 per minute) (press "3" for English).

borrow? Do you have money set aside for a deposit? To really focus your search, it helps to know roughly how much you can borrow before you start looking for a home.

Step 3: the search

Once you have defined your wishes and options, you can start looking for a home. You can do this on your own or with the help of an estate agent. If you decide to search yourself, the internet is the ideal tool. You can also check adverts in local and national newspapers. Many estate agents publish online newsletters or magazines you can subscribe to. If you prefer to search with the assistance of an estate agent, you will have to pay for this service. How much depends on the estate agent and what he or she does for you. The usual fee is between 0.5-2% of the purchase price.

ABN AMRO has a handy house viewing app, designed to help you look around your future home. Download the app from the App Store via iTunes or from Google Play.

An estate agent can do the following:

- conduct searches
- arrange viewings
- conduct negotiations
- handle the arrangements
- advise on the purchase price
- advise on conditions that buyers can set
- advise on tax aspects.

funda.nl is a useful website for house hunting.

Step 4: viewing properties

You will probably look at several properties. Once you think you've found your new home, you can commission a structural survey or a basic valuation. You will be charged for these services. Ask your bank in advance what these property inspection reports should cover so you can use them later on for your mortgage application.

Renovation / conversion, or newly built?

newbuild or existing property

The costs and other differences

There is a big difference between a newbuild and an existing property. Maintenance costs and initial purchase costs usually differ considerably, for instance. But there are other differences as well.

Existing property

An existing property is usually sold on a 'costs for the buyer's account' basis. This means that, on top of the agreed purchase price, you will have to pay additional costs. These include the civil-law notary's fee, property transfer tax and the loan arrangement fee. You will also need a valuation report in order to apply for a mortgage. And you may incur further costs after the purchase if you wish to convert or extend the home, or put in a new kitchen or floor, for instance.

An existing property is very likely to need some repairs and maintenance work. How much depends on the age of the property and its state of repair and maintenance. You can negotiate about the closing date (the date you get the key), which you will decide together with the seller.

In principle, existing properties do not come with a guarantee. But you can have this included in the purchase contract. However, the seller is obliged to inform you of any faults or defects. As the buyer you must also investigate whether there are any problems with the home. To do this you can commission a full structural survey, for instance. If the property is not very old, the original newbuild guarantee may still apply. In that case, the seller must transfer this guarantee to you.

Newbuild

A newbuild property is usually sold on an 'additional costs for the seller's account' basis. This means that many costs are already included in the purchase price. For instance:

- land and construction costs
- architect's fees and contractor's fees
- the costs for inclusion in the Land Registry (*Kadaster*)
- estate agent's fee and civil-law notary's fee
- value added tax (VAT).

You will have to pay the loan arrangement fee and the civil-law notary's fee for the mortgage deed. However, you do not have to pay transfer tax for a newbuild property. Nor do you generally need a valuation report. You can make changes to your home to meet your requirements as it is being built. Perhaps you want to put a dormer window in the attic or fit a different kitchen. In the early years, you will have virtually no maintenance costs. And these days, newbuild properties are often constructed to very high energy efficiency standards. Even so, it is prudent to set aside funds for future maintenance.

You do not pay for a newbuild property in one go. Instead you pay for each phase of its construction. You do this through the building fund account of your mortgage loan. The purchase contract usually consists of two parts: one for the land and one for the construction of your home.

You will be given an estimated completion date. As the construction work progresses, this estimated date will become increasingly specific. So you will not know in advance exactly when you will get the key. This requires patience.

Most properties are built with a completion guarantee and a quality guarantee. This means you can be certain your home will be completed at the cost you agreed with the contractor (even if the contractor goes bankrupt). And that you have a guarantee of the quality of the property.

Looking for a newbuild property? Most municipalities have a separate office that handles newbuild properties. At **nieuwbouw.com** you can find a summary of newbuild projects and plots available for construction.

Apartments and flats

Apartments and flats constitute a separate category in the housing market.

Apartment ownership

If you buy an apartment, you purchase part of a building but you are the owner of your apartment. Together with the other residents, you share the ownership of the building as a whole. The terms and conditions are laid down in the property division scheme. This document is incorporated in the property transfer deed. The transfer deed is the document drawn up by the civil-law notary setting out the details of the purchase.

Owners' Association

The owners of an apartment building are all members of the Owners' Association, which is responsible for the maintenance of the apartment's exterior and for financial and administrative matters relating to the building as a whole. You pay a monthly charge to cover your share of the expenses. Before buying an apartment, check whether the Owners' Association has sufficient funds. Enquire about its organisation and request a copy of the financial statements. This way, you avoid a situation in which you take on debts or are confronted with a bankrupt association, which is no longer able to arrange or pay for repairs and maintenance to the building.

Agreed on the purchase? Next comes the transfer process.

buying a home step by step

Step 1: taking an option and negotiations

Once you have found a suitable property, the negotiations can start. Often the seller will agree to negotiate with only one party at a time. That means if you are the first to make an offer, others cannot submit competing offers. If you are not ready to make an offer but are interested, you can ask to take an option or have first refusal on the property. That means for several days you will have the right to buy the home but will not yet have committed yourself to anything. During this time the seller may not sell the property to anyone else. You can use this window to find out how much you can borrow or to commission a building inspection report. Unfortunately, sellers are not always willing to grant options or first refusals.

You do not have to offer the asking price; you can negotiate first. You can submit your offer to the seller directly or via the estate agent. The seller can make a counter offer, or reject your offer straightaway. If you receive a counter offer, you can accept it or raise your initial offer.

The negotiations will not only concern the price, but other aspects as well. For instance the closing date or the conditions that you or the seller must meet. Or indeed the price you will pay for any movable goods in the property you wish to buy, such as carpets or curtains.

To help you decide what is a good offer, you can have the property valued. Our advisors are happy to tell you what a valuation report should cover, so that you can use it for your mortgage application in due course. If you prefer to make your own assessment of the property's value, you can check house prices in the area at kadaster.nl.
You might also want to check the location, the asking prices of similar properties and the property's state of repair. When you make an offer, you should bear in mind the additional costs you will have to pay (see page 14).
The price of a newbuild property is usually not negotiable.

"We saw a lovely house. But could we afford it? Fortunately our mortgage advisor was able to explain everything.

Step 2: purchase contract contingencies

Once you and the seller have agreed on the price and conditions of the transaction, these are set out in a preliminary purchase contract with contingencies. This will state the purchase/sale price, the date of transfer of ownership to you, the movable goods you are buying from the seller (such as curtains, lights or appliances), and any contingencies.

Do not be misled by the word ‘preliminary’. This contract means you are committed to the purchase. You will only be able to withdraw from the transaction if specific contingencies have been included in the contract. For instance, if the contract includes a financing clause and you are unable to get the required mortgage loan, the contract will be dissolved.

If the contract does not include contingencies but you still want to withdraw from the purchase, you will usually have to pay 10% of the purchase price. In fact, a preliminary purchase contact often requires you to transfer 10% of the purchase price to the seller’s notary as a deposit. This is a security for the seller. If you decide not to buy without a valid reason, this deposit will be transferred to the seller.

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If you decide not to buy within three days of signing the purchase contract, you do not need to pay anything. This three-day grace period is provided by law.

Contingencies

Financing clause

The inclusion of a financing clause will ensure that you can withdraw from a purchase if you are unable to secure the required mortgage loan. In this case, the transaction will not proceed. You will, however, have to demonstrate that you made sufficient effort to obtain a loan.

Structural survey clause

It is a good idea to have a structural survey done if you want to be sure you will not discover problems or defects that weren’t apparent when you bought the property. An independent expert will examine the property, assess its state of repair and maintenance, and identify any problems. If there are any problems or defects, you will be given an estimate of the repair costs. You will therefore know exactly what costs you will incur when you buy the property. If you are not happy with the structural survey’s findings and you included a structural survey clause in the preliminary purchase contract, you will not have to buy the property. Alternatively, you could negotiate a lower purchase price.

National Mortgage Guarantee Scheme

You can include a condition to the effect that you will obtain a National Mortgage Guarantee (NHG). If it turns out that you are not eligible for such a guarantee, you can dissolve the contract. The transaction will then not proceed.

Residence permit

Sometimes you need a residence permit from the municipality before you are allowed to live in your new home. This is often the case for less expensive properties. To obtain a residence permit, you usually have to demonstrate that you have a connection with the locality. It may be that you work there or were born there. Municipalities use this system to ensure they have sufficient housing stock for people who cannot afford expensive accommodation. For further details, you can contact the municipality in question.

Other conditions

You can include several other conditions in the contract. For instance, you can ask for a clean soil declaration. This will exempt you from any future charges for cleaning up contaminated land if it is part of your property.

Step 3: valuation, survey and mortgage

If you are buying an existing property, you will need a valuation report to obtain a mortgage. This is carried out by a professional appraiser and you will have to pay for it. Our advisor can tell you what a valuation report needs to cover, so you can also use it for a mortgage application with ABN AMRO. Have you included a structural survey as a contingency in the contract? Or do you want a structural survey for the property in any case? Then arrange to have a surveyor look at the property.

During this phase you should ask for a mortgage quote. An ABN AMRO advisor will prepare an offer, based on your wishes. As soon as the mortgage has been agreed, ABN AMRO can arrange the deposit. This is usually done in the form of a bank guarantee, under which we guarantee 10% of the purchase price. If you do not fulfil the terms of the contract, we will pay this amount to the seller, and reclaim it from you. The guarantee commission is part of the arrangement fee for your mortgage loan.

Step 4: completion and transfer

On the closing date, you should first have a close look at the home before signing the final documents. This is usually done together with the seller's estate agent. You can also ask your estate agent to accompany you. You should check whether the home has been left by the seller as agreed. The seller and you will then sign the property transfer deed at the civil-law notary. You are now the owner of the home. If you have taken out a mortgage, you will also sign the mortgage deed at the notary. This sets out, among other things, that you agree to offer the home as collateral to the state for the mortgage loan.

Buying a home involves a lot of paperwork. Your mortgage advisor, estate agent and notary will help.

What does the notary do?

The property transfer deed

On the day you legally become the owner of your new home, you will visit a civil-law notary. He or she will arrange payment for the home and will prepare the property transfer deed and the mortgage deed. The transfer deed sets out the terms and conditions of the purchase. These may include any movable goods you are acquiring or a declaration that the soil is not contaminated. Before you sign the transfer deed, the notary will investigate whether:

- the property can indeed be sold by the seller
- the registration with the Land Registry is in order
- the legal requirements have been fulfilled
- the property is subject to an attachment order.

If creditors have placed an attachment order on the property, the seller may not sell the property without the creditor's permission.

The mortgage deed

If you are taking out a mortgage, the notary will discuss the mortgage deed with you. The mortgage deed sets out the terms and conditions of the mortgage. The notary also arranges for your name to be entered in the Land Registry (*Kadaster)* as the owner of the property. The Land Registry lists all property ownerships, including residential homes. The notary will also update the mortgage register to show that the property is encumbered with a mortgage.

Payment transfers

The notary also acts on the seller's behalf, and checks whether your bank has transferred the purchase amount. The funds are always first transferred to the notary's account. Once the purchase has gone through and you have been given the key, the notary transfers the amount to the seller.

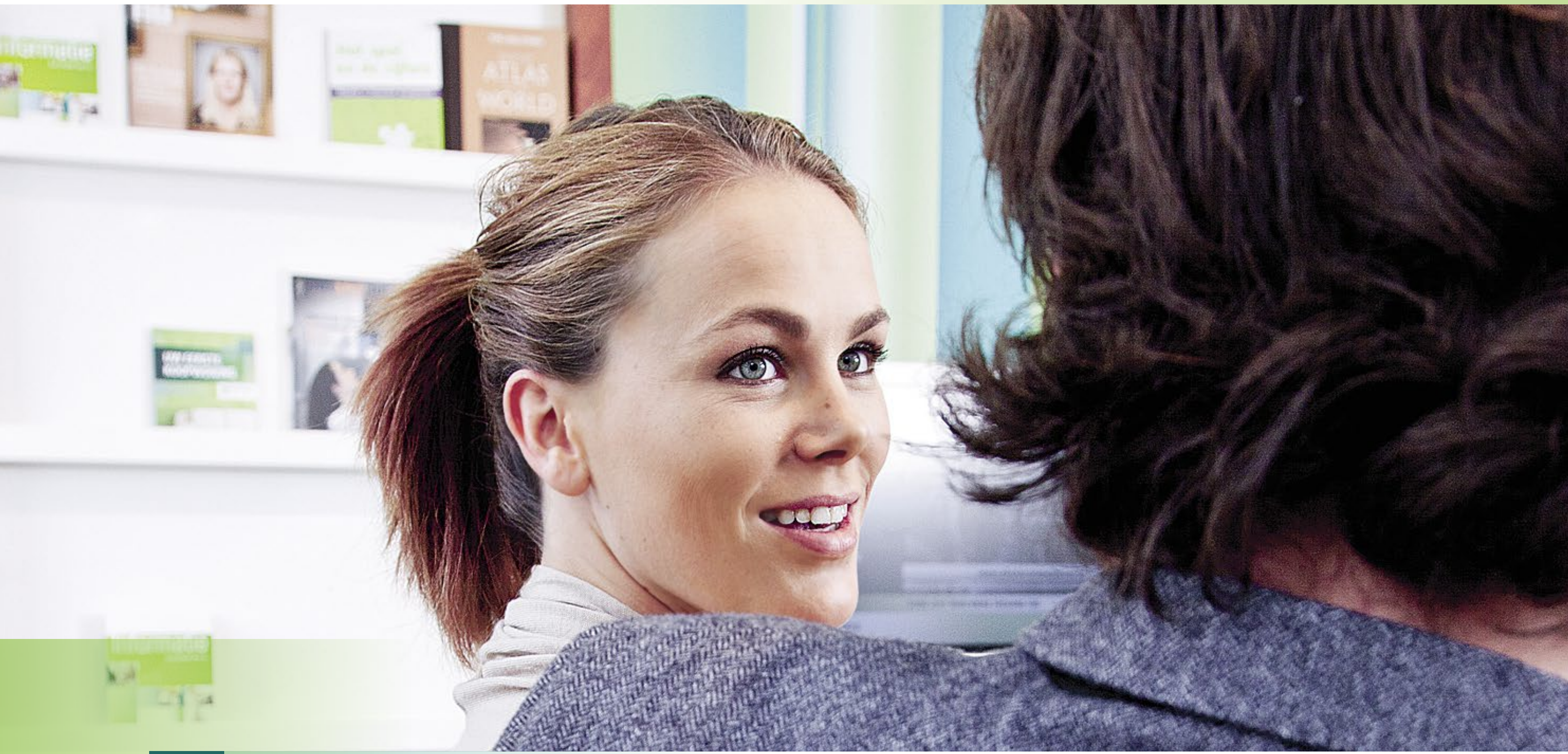
You may study the documents before signing

The notary will read out the deeds. If you prefer to read through the documents in detail, you should ask the notary for the draft deeds in advance.

You will usually receive a discount from the notary if you sign the transfer deed and the mortgage deed at the same time. If you also wish to handle additional matters, such as writing a will, you can usually expect a discount on these as well. You should discuss this with your notary.

Increase the mortgage?

If you are planning a major renovation in the future and want to borrow money for that purpose, you can apply for a higher mortgage than you need to pay for the property. If you do this at the outset, you will not have to visit the notary again to increase the mortgage. The costs you will have to pay for the higher mortgage registration will be lower than the costs of having to visit the notary a second time. Of course whether you can borrow the money depends on your present situation.



Civil-law notary's fee

You choose your own notary. At **notaristarieven.nl** (in Dutch) you can compare charges and choose a notary.

Cohabitation agreement and/or will?

Buying a home is a big step. One that you often take together with other steps. Such as moving in with your partner. But even if you are buying the home on your own, you will probably want to put your affairs in order. What arrangements do you wish to make with your partner and family? What happens in the event of your death? If you are already visiting the notary to sign the papers for your new home, you might as well sort out these other details. If you are moving in with your partner, a cohabitation agreement is a good idea.

The law regulates many aspects relating to married couples, and somewhat fewer for registered partners. As cohabitees have appreciably less protection, you must therefore arrange the main issues yourself. A cohabitation agreement sets down what belongs to each of you individually and both of you jointly. You can make arrangements about personal financial contributions (for instance towards the purchase of your home), or the division of outlays for running the household and maintaining the home. And – perhaps an uncomfortable point – the consequences of splitting up: who will be entitled to the home, for instance?

Drawing up a will

Besides signing a cohabitation agreement, it is also prudent to draw up a will. This enables you to specify, for instance, that your partner is your heir. If you do not legally arrange this and you do not (yet) have any children, then on your death all your assets and your part of the home will automatically pass to your parents and your partner will receive nothing. A will is also useful if you do not have a partner but you do have special wishes.

Costs of a cohabitation agreement and a will

The costs for drawing up a cohabitation agreement and a will differ depending on the notary. On average you should expect to pay somewhere between € 300-600 for a cohabitation agreement and between € 300-750 for a will. If you sign the cohabitation agreement and/or will together with the property transfer deed and mortgage deed, you will usually receive a discount on the civil-law notary's fee.

You have found a home you love, but is it affordable? Do a few quick calculations.

your home
and what it will cost

Two types of cost
There are two types of cost involved in buying and owning a home:

- Purchase costs: one-off costs you pay when you buy your home.
- Regular expenses and maintenance costs: payments you will make every month (or at some other interval) after you've bought your home.

Purchase cost
Purchase costs include:

- Purchase-related costs
- Professional fees and charges
- The price you pay for the home itself.

You will be able to deduct some of these costs from your income for tax purposes. If you want to renovate your new home immediately, these costs will of course have to be added. If you want to borrow more money for this purpose, you should discuss it with your advisor.

Regular expenses and maintenance costs
Once you have bought your home, you will have to pay your mortgage every month. You'll also need insurance against damage by fire or storm, for example. And you will have to pay property tax to the local authority every year. Then there are monthly bills for gas, water and electricity.

Naturally, you want to live comfortably once you've moved in. And you want your home to retain its value. That will mean doing regular maintenance. How much you need to allow for maintenance depends on the age of the property and its current state of repair and maintenance. If you are buying a flat or apartment, you may be required to pay a monthly amount towards a collective maintenance scheme.

Purchase-related costs	Loan-related costs	Home-related costs
Property transfer tax	Advice fee Arrangement fee	Renovation and maintenance
Civil-law notary's fee for property transfer deed	Civil-law notary's fee for mortgage deed	Moving and decorating
Bank guarantee commission	Valuation fee	Insurance
Estate agent's fee (1 to 2%)	NHG application fee (where applicable)	Property tax and local authority rates
Structural survey fee	Structural survey fee (where applicable)	Utility and service connection charges

How much tax?
At **belastingdienst.nl** you can find further details about the taxes associated with owning a home.

How much you will have to pay
Your monthly mortgage payment depends on:
- How much you borrow
- The repayment method you opt for
- The fixed rate period you choose
- Your insurance.

How much you can borrow depends on your circumstances. Your advisor can give you a figure, which will take account of your income, the value of the home you want to buy, any additional expenses involved and your future outlook. Your chosen method of repaying the loan also come into play. Fees are payable for mortgage advice and for administration.

National Mortgage Guarantee Scheme
The National Mortgage Guarantee Scheme (NHG) offers secure and affordable home loans. You pay less interest with an NHG mortgage than with other mortgages. The scheme also provides protection under certain circumstances. For example, if – through no fault of your own – you are unable to repay your mortgage and your home is sold for less than what you owe, you will not have to pay back the difference. However, if your mortgage was taken out after 1 January 2013, you may not qualify for tax relief on the interest: only annuity mortgages and linear mortgages qualify.

When you take out an NHG mortgage, you pay a fee to buy into the scheme. Admission to the scheme is also subject to certain conditions. There is a limit to how much you can borrow, for example.

Your home and the tax rules
As a homeowner you enjoy a tax advantage. If you use the mortgage loan to purchase, improve or maintain your home, you can deduct certain expenses from your income for tax purposes. The following expenses are deductible: valuation fee, costs for the National Mortgage Guarantee (NHG) and the arrangement fee.

Tax relief for up to 30 years
Mortgage interest is deductible from your income tax for up to thirty years. After that time you can no longer deduct interest, so you will pay more tax.

Keeping your monthly payments as low as possible
You can sort out the tax relief in advance, which means the rebate will be spread over the months of the current tax year. If you opt for this arrangement, you need to apply for a payroll tax reduction notification from the Tax and Customs Administration.

Your home is also a capital asset
That is why you pay tax for owning a home. To determine the value of the property according to the Tax and Customs Administration, the municipality assesses its value under the Valuation of Immovable Property Act (*Wet waardering onroerende zaken* / WOZ). You must add a percentage of this WOZ value, called the 'notional rental value for owner-occupiers', to your income.

Before you buy a home, there are a few things you should know about mortgages.

a mortgage is a loan for your home

Borrowing for your new home

Most people who buy, build or renovate a home need a loan to do so. A loan you take out for your home is called a mortgage. You pay interest on what you have borrowed, while you usually repay the loan over a period ('term') of thirty years. Shorter and longer terms are also available, but mortgage interest is tax deductible for no more than thirty years.

Mortgage interest

Mortgage interest rates move in line with economic developments. When you take out a mortgage, it is at the rate of interest applicable at that time. You can choose the length of time that the interest rate will apply. That way, you know exactly how much interest you will need to pay each month for the period ahead. The period you choose is called the 'fixed rate period'. Alternatively, you can opt for a variable or floating rate of interest, which means the interest rate may change each month. If interest rates go down, you'll be better off with a variable rate mortgage. However, if rates go up, you'll pay more than if you had fixed the rate. A variable rate also means you will not be sure how much you will be paying each month.
If predictability is very important to you, the best option is to agree a fixed interest rate for the entire term of your mortgage.

Refixing period

If you opt for a fixed rate of interest, you can sometimes also opt for an interest rate refixing period. This allows you to decide during the last two years of a fixed-rate period when the new fixed rate should take effect.

Paying back your loan

If you borrow money from the bank, you have to pay it back. There are three ways of doing this:

- You repay part of the loan each month. In this case, the outstanding balance decreases gradually until, by the end of the term, you owe nothing.
- During the loan term, you pay only interest. This means that, at the end the term, you still owe the full amount you borrowed. You then pay the money back in one go. You might do this using savings you have built up during the term of the loan, for example. Or you might raise the money by selling the property. You can borrow up to half of the value of your home on an 'interest-only' basis.

Repayment problems?

If you borrow money from a bank, the bank wants to be sure you will repay the loan. In the case of a mortgage, this means you pledge your home to the bank. This will only matter if you are no longer able to meet your mortgage loan commitments – because you lose your job or get divorced, for example. If you get into difficulties, tell us, and we'll try to work something out with you. We will only sell your home as a last resort. If that happens, the proceeds from the sale will be used to repay the loan.
If the sale brings in less than what you owe, you will have to fund the balance from another source.

Make your own calculation

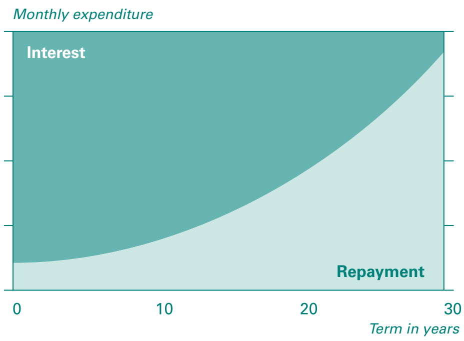
For a rough estimate of what you can borrow and what your monthly charges will be, visit **abnamro.nl/mortgage**.

You can repay your mortgage in various ways.

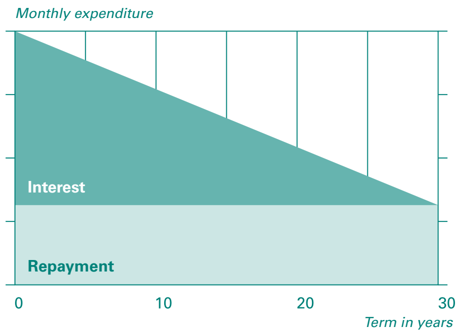
ABN AMRO mortgages

A mortgage that suits you
The type of mortgage you take is up to you. ABN AMRO has a mortgage to suit everyone's circumstances. For example, you can combine different mortgage types and interest rate options. An ABN AMRO advisor can provide a more detailed explanation.

About mortgage types
Level-Payment Mortgage
Each month, in addition to paying interest, you pay back some of what you borrowed. Your total monthly payment remains the same. However, most of what you pay initially is interest and just a small amount is repayment. This means that, in the early years, a higher amount is tax-deductible. Then, towards the end, most of what you pay is principal and only a small part is interest.

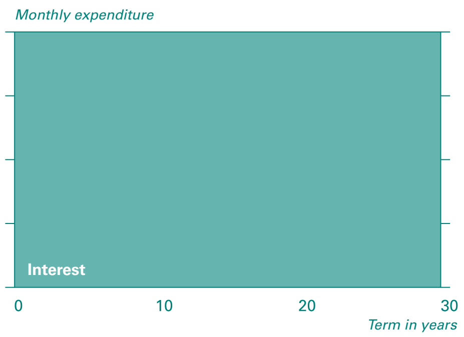


Straight-Line Mortgage
In this case, each month you pay back a fixed 'slice' of what you borrowed, steadily reducing what you owe. In addition, you pay interest on what you owe. As the amount you owe goes down, the amount of interest payable also goes down. So your monthly payments get smaller as time goes by.



Interest-Only Mortgage
During the term of this type of mortgage you pay only interest each month. So, at the end the term, you still owe the full amount that you borrowed. You then repay this amount in one go. You might do this using savings that

you have built up during the term of the loan, for example. Or you might raise the money by selling the property. You can borrow up to half of the value of your home on an 'interest-only' basis. However, if you take out an interest-only mortgage after 1 January 2013, you will no longer qualify for tax relief on the interest that you pay.



About interest types

You can choose between a fixed rate of interest and a variable rate. With a fixed-rate mortgage, the rate of interest remains the same for a period – the 'fixed-rate period'. With a variable-rate mortgage, the amount of interest you pay each month can go up or down. Your interest rate is also influenced by how big your mortgage is in relation to the value of your home.

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Important

With a Level-Payment Mortgage or a Straight-Line Mortgage, your tax advantage gradually shrinks. You repay a part of the loan every month, so the outstanding balance decreases. This means that the amount of interest you pay also falls and your mortgage interest relief steadily diminishes.

Your personal situation determines the size of your loan. It's best to seek advice.

how much can and do you want to borrow?

A loan for now and for the future

You take out a mortgage for an extended period so your expectations about the future are very important. Do you want to move in with your partner? Get married? How about children? Do you want to work less in the future? Will you be able to afford the monthly payments if interest rates rise? Your responses to these and other questions will determine how much you can borrow. The key point is to ensure you can always meet the monthly payment – both now and in the future – without having to make too many sacrifices.

How much you can borrow depends on your income. The higher your income, the more you can borrow. Your partner's income can also be taken into account. But be careful here if you would like to start a family at some point in the future. This will mean your outgoings will increase, while one or both of you might want to work less. The rate of interest and the value of the property also play a role in deciding the maximum loan amount. The higher the interest rates, the less you will be able to borrow. After all, when interest rates are high you will have less money left over from your income to pay for other expenditures. And finally, other debt commitments play a role as well. If you have a student loan, for instance, you will not be able to borrow as much for your home.

The mortgage quote

What's the best time to talk about a mortgage? You can discuss your options any time you choose. However, the best time to ask for a mortgage quote is when you've completed your negotiations with the seller and agreed a price. Before making you an offer, we will discuss your financial circumstances with you and give you comprehensive advice about your position and the best way to fund your home purchase.

Once you have signed the offer, you need to collect all the documents that we require from you, such as a payslip, an employer's declaration or a copy of the purchase contract. You should have the property valued if you have not already done so. When everything is in order, you can make an appointment with the civil-law notary to sign the mortgage deed. This usually happens at the same time as the signing of the property transfer deed. Once the transfer deed has been signed, you are the owner of your new home.

Want to pay less interest? Consider the options.

the benefits of your ABN AMRO mortgage

ABN AMRO Personal Package

Do you have a Personal Package and is your income credited to an ABN AMRO payment account? If so, you qualify for a discounted rate of mortgage interest, as long as you continue to receive your income though this payment account.

Lower interest rate?

In some cases, we can reduce the rate of interest that you have previously agreed with ABN AMRO. We may be prepared to cut your interest if, for example, your home has gone up in value, or if you have paid back part of your loan. Before we can reduce your interest, we will need you to provide us with a valuer's report or a report stating your home's official property value.

Take your mortgage with you when you move

If you have bought a new house, you can take your mortgage with you and keep your existing interest rate. Any extra money that you borrow on top of what you already owe will be covered by the conditions and rate of interest applicable at that time.

No penalty for extra repayments

If you have some cash to spare, you can pay off (redeem) up to 10% of your mortgage loan per year without incurring a penalty. Any part of your mortgage that carries a variable rate of interest can be paid back at any time without incurring a penalty. If you are considering an extra repayment, ask your advisor to work out whether this will benefit you.

No penalty if you sell up

If you sell your home and pay off your mortgage with the proceeds, we will not charge any penalty interest.

Bridging loan

If you buy a new home before selling your old one, you may need extra money for a while. That's where an ABN AMRO bridging loan comes in. You can arrange for a bridging loan when you take out your new mortgage.

The reasons for penalty interest and the situations in which it is payable are explained (in Dutch) on **abnamro.nl/terugbetalen**.

You arrange everything at once.
Much easier.

insurance
to go with your mortgage

Buildings insurance
If you take out an ABN AMRO mortgage, you must insure your home. Buildings insurance protects you if your home is damaged by fire, storm or by intruders, for example. If such an unfortunate event occurs, we will help you get everything repaired and settle up on your behalf. You will not have to arrange or pay for anything in advance.

Contents insurance
Home contents insurance covers you against the possibility of your possessions being stolen or damaged in a fire, for example. If you need to make a claim, we will deal with it quickly and you will not have to pay for repairs or replacements before recovering the money from us. If you have a 'BORG' certificate or a 'Secure Home' certificate (*'Politiekeurmerk Veilig Wonen'*), you qualify for a 20% discount on the premium rates.

Occupational disability insurance
If you become unfit for work, you may find it difficult to keep paying your mortgage. Occupational disability insurance provides protection in such situations. The premiums are tax-deductible, but insurance pay-outs are taxable.

Life insurance
Could your partner pay the mortgage if you died? A life insurance policy provides you with the peace of mind that your partner will be able to pay the mortgage in the event of your death. Life insurance is compulsory with some mortgages, e.g. an NHG mortgage for more than 85 per cent of the property value.

Extra discount
ABN AMRO insurance is competitively priced and the policy conditions are very reasonable. If you have several policies with us, you qualify for extra discounts.

When you take out an ABN AMRO mortgage, you qualify for 20% discount on buildings and contents insurance. Details of our home insurance products are available from **abnamro.nl/insurance**.

You can reach us in multiple ways 24 hours a day, seven days a week.

information and advice

Advice

If you have any questions about our products or services, don't hesitate to call in at a branch, where the staff will be happy to help. Or call 0900 0024 (€ 0.10 per minute), 24 hours a day, seven days a week.

Brochures and leaflets

You can pick up a copy of our other brochures and leaflets from any ABN AMRO branch or request one by calling 0900 0024 (€ 0.10 per minute).

Mortgage Services Document

The Mortgage Services Document sets out what you can expect from ABN AMRO when you take out a mortgage with us, as well as what we expect from you and how we are compensated.

Code of conduct

The mortgage business is governed by rules. These are set out in the Mortgage Finance Code of Conduct (Gedragscode Hypothecaire Financiering / GHF) and in the Financial Supervision Act (Wet op het financieel toezicht / WFT) and the regulations based upon it. Our advisors follow these rules.

Online

Visit **abnamro.nl/mortgage** for detailed information and news about our mortgage products and services.

About ABN AMRO
ABN AMRO Bank N.V. has its registered office at Gustav Mahlerlaan 10 (1082 PP), Amsterdam (P.O. Box 283, 1000 EA), The Netherlands, and is registered in the Amsterdam Trade Registry under number 34334259. ABN AMRO Bank N.V. is registered by the Autoriteit Financiële Markten and authorized by De Nederlandsche Bank for the conduct of its business in the Netherlands. ABN AMRO Bank N.V. (the "Bank") is a "Local Clearing Member" with "Clearing Code" 307. The Bank uses the CHATS system and has a settlement account with the RMB Clearing Bank. The RMB Clearing Bank provides clearing and settlement services for the Bank's RMB business. The Bank is registered as a RMB Clearing Member since 1 March 2011."

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abnamro.nl/mortgages

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